

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, October 26, 2015**  
**City Hall, Room 604**  
**6:00 p.m.**

**MEMBERS PRESENT:** Maribeth Conard–Chair, Sid Bremer, Ald. Jerry Wiezbiskie, and Tim Duckett

**MEMBERS EXCUSED:** Heather Mueller

**MEMBERS ABSENT:** Tim Gilbert-Vice Chair

**OTHERS PRESENT:** Kevin Vonck, Paul Neumeyer, Julia Upfal, Ald. Tim De Wane, Ald. Mark Steuer, Kristin Phillip, Molly Martzke, Meg Grunwald, Jeff Shefchik, John Corpus, Tanya Sharp, Charlene Everett, and Richard Proulx

**APPROVAL OF MINUTES:**

Approval of the minutes from the October 12, 2015, Plan Commission meeting

A motion was made by Ald. J. Wiezbiskie and seconded by T. Duckett to approve the minutes from the October 12, 2015, Plan Commission meeting. Motion carried.

**COMMUNICATIONS:**

M. Conard stated that they will be discussing Item #2 first this evening.

**NEW BUSINESS:**

2. (PP 15-08) Discussion and action on the request of the Economic Development Department to amend the BID Handbook.

J. Upfal stated that this request was made because the current BID schedule needs to be updated. Currently, the BID's report on the previous year accomplishments in August and they would like to move the reports to February. The reason they had picked August was because everyone had completed their audits by that time from the previous year.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to approve the request from the Economic Development Department to amend the BID Handbook. Motion carried.

**OLD BUSINESS:**

1. (ZP 15-18) Discussion and action on the request to rezone a portion of land in the 1200 Block of South Webster Avenue from Low Density Residential (R1) to Varied Density Residential (R3), submitted by Charlene Everett, Odd Fellow Rebekah Home, property owner. (Ald. Tim De Wane, District 4)

P. Neumeyer stated this item was held over at the last Plan Commission meeting to allow time for the applicant to meet with the neighbors. That meeting occurred on Saturday, October 24, 2015. The applicant has provided a time line regarding items they have done since the last Plan

Commission meeting. He then briefly went through the timeline provided. A block diagram was also attached within the meeting packet regarding what the building may look like and the different levels being proposed. Affected property owners were notified of the request and no new calls or information was received. Comments were received from the Village of Allouez, which are attached in the agenda packet. The President of Astor Park Neighborhood Association is here to answer any questions regarding the neighborhood meeting. Planning staff is recommending approval of the rezoning request.

M. Conard suspended the rules to allow public comments.

Kristin Phillip – 1145 S. Van Buren: K. Phillip stated she is against the new housing as she thinks a four-story building is too tall for the lot. She also does not want lights shining into her bedroom at night. She believes that the new complex will block the view of traffic on Grignon and S. Webster. Her main concerns she feel should be dealt with before allowing such a big structure come into the area are traffic, buses, noise, and litter, just to name a few. A market analysis should be completed before allowing the rezoning.

Molly Martzke – 1125 S. Monroe Ave: M. Martzke stated she is representing the Astor Park Neighborhood Association. She stated that it is the neighborhood association's responsibility to inform neighbors of the actions that are going on and not take a stance on the item one way or another. She will answer any questions the Plan Commission may have.

M. Conard asked about the turnout for the neighborhood association meeting. M. Martzke stated she didn't know as she did not attend the meeting. However, she did learn that there were approximately 14 residents that showed up, which some are here tonight. She also stated that she had two people contact her and inform her that they were opposed to the project.

Meg Grunwald – 1131 S. Van Buren: M. Grunwald stated the meeting was very informative and more detail was given regarding the site plan. She still has concerns about a potential four-story building. Some of her concerns include site restrictions, lighting, traffic flow and that this will be a densely built complex on that site. She is asking that this item be tabled until they know more details.

Joe Shefchik – 1128 S. Van Buren St: J. Shefchik stated he is worried about his property decreasing in value as less and less people are going to want to live in the area. He stated the owners of the new building will be generating revenue, the City will receive tax benefits from the building and the surrounding people in the neighborhood are going to be negatively impacted. He is wondering if there are other varied density residential properties available elsewhere in the City and building on those properties would enhance the neighborhood and properties.

John Corpus – 915 S. Jackson St: J. Corpus stated this is a beautiful place that fits in with the neighborhood, but should be less than four stories. He does not see the issues with traffic. However, does feel that the corner of S. Webster and Grignon is dangerous and there should be managed traffic. Currently you see a parking lot with people smoking and it looks like an abandoned area and he likes that they are building independent apartments for seniors in a beautiful neighborhood.

M. Conard asked J. Corpus if he had attended the Neighborhood Association meeting, in which he responded yes. She then asked how many people attended and what the overall response was from neighbors. He stated there were about 14 people. Some people were OK with them moving forward, but would be more comfortable if there were plans in place. He states that it all

comes down to trust that they are going to do the right thing for the neighborhood. He does approve of the zoning and hopes that they will build according to the market analysis.

Ald. Tim De Wane stated that he received 60 copies of meeting fliers and went door to door and handed them out.

Charlene Everett – W219 Bain Road, De Pere: C. Everett stated that they did have a neighborhood meeting on Saturday, and she felt it went very well. She stated that there was a great deal of questions, in which she felt were all answered. She made a commitment to the neighborhood to keep them informed and allow them to voice their opinion.

S. Bremer asked if the letter that was written to the neighbors was written before or after the neighborhood meeting. C. Everett stated before. S. Bremer then asked what concerns, she feels, need to be addressed. C. Everett stated the primary issues that came up at the meeting were very similar to what came up tonight to include: traffic, smoking, noise, lighting, four-story building, and green space. S. Bremer asked why they want to build in this particular location. C. Everett stated that this building will complete their campus and will offer every level of care to seniors. S. Bremer then asked if they are still planning on the 50-unit development. C. Everett stated that they do not know at this point as they are waiting for the marketing analysis to see what the community can absorb. A conversation continued regarding the block model that had been provided.

Richard Proulx – 490 Tyrolian Drive: R. Proulx stated he thought the neighborhood meeting went well and was well received. He stated that the architect was informed that the new complex must fit in with the neighborhood and existing buildings. He stated that some of the traffic on Grignon will be reduced as employees will enter off of Webster Ave and into the parking area below grade. He briefly explained to Commissioners where out buildings will be built and what would be kept within those building. A conversation then ensued regarding the structure of the building, parking, and amenities for the residents.

Tanya Sharp – 919 S. Quincy St: T. Sharp asked if the market analysis has been done and what the results are of the study and what would be the pricing of the housing units.

R. Proulx stated that they have not set a rate for the units, but will be a little more upscale and about 800 – 1200 sq. ft. They have not received the results of the market study. They have hoped to have the results by now. He stated they cannot do anything without the rezoning. Once the rezoning has been approved, they can start to move forward.

M. Conard asked why they need 50 units versus 30 units. R. Proulx stated that according to a high market study that they did, the area could support 50 units.

Ald. M. Steuer asked if any buildings will be razed on the campus. R. Proulx stated none of the older buildings are going to be razed, however, there will be renovations made to several buildings.

M. Conard returned the meeting to regular order of business.

M. Conard stated she does have concerns about the traffic on Grignon from Webster Avenue and the scale of the project as it will be on a corner that was not meant to house such a big complex. However, she does feel the new complex will be great and fit in the neighborhood

even though the City is trying to discourage apartment complexes all together and this is a senior complex.

Ald. J. Wiezbiskie stated he does like the setup of the connecting units and developing an elderly campus as a community. He is in favor of the development.

S. Bremer stated she supported tabling the issue two weeks ago, however, is impressed with what has been done in response to the concerns that were raised at the last meeting. Her two main concerns regarding the project are the design of the building and “sticking to it”. She asked P. Neumeyer if they can amend the request and ask for the site plans to come back to the Plan Commission or specifically ask that the Planning staff pay attention to the aesthetic and appropriateness to the neighborhood in regards to the review of the site plan. P. Neumeyer stated that you cannot add conditions to the request as this is a straight rezoning request. He stated that the Commission can suggest, after the motion, that they have participation about informing the Plan Commission as far as design for the final site plan. S. Bremer asked if that should be suggested. P. Neumeyer stated it should be suggested and not a condition of approval. She then asked if the final site plan would be coming before the Planning staff and if they (the Commissioners) can instruct staff what to be watching for. P. Neumeyer stated yes.

S. Bremer’s other concern is traffic. She is pleased with the underground parking with entering off of Webster and the fact that it protects the neighborhood. A traffic study should be completed and adjustments made to the traffic flow. P. Neumeyer stated he did speak to the director of Public Works Department and he did not feel a traffic impact analysis was necessary based on the scale of the project. Webster Avenue is an arterial street and has been built to handle volumes of traffic. Traffic control measures may need to be looked at in the future, but again no need for a traffic analysis. S. Bremer stated she can support this project.

Ald. Tim De Wane stated this is a good use of this property with the building of the housing complex. Some alternatives that could be built on this lot could be a strip mall, car lot, or even a gas station.

M. Conrad stated that Ald. Tim De Wane made a good point, that it could be retail. P. Neumeyer stated that the Comprehensive Plan recommends High Density Residential, which is the opportunity for commercial. The zoning for this area will either stay at the current R1 zoning and stay as a non-conforming use or be rezoned to Varied Residential.

Ald. M. Steuer asked once the zoning goes through can there be covenants or conditions placed on the development as it moves forward. P. Neumeyer stated no, that it is a straight rezoning from an R1 to an R3. If it was a Conditional Use Permit (CUP) or Planned Unit Development (PUD) then you could add conditions. The only way a PUD or CUP would be needed is if the site plan does not meet the required ordinances.

K. Vonck stated that staff will take the extra steps, working with the Odd Fellows and reaching out to the Neighborhood Association to make sure that there is communication throughout the step process.

S. Bremer stated that she is still concerned regarding the boundary notification process. S. Bremer brought this topic of conversation up at the prior Plan Commission meeting, however, did not see any mention of her concern in the last meeting minutes. A conversation then ensued between Commissioners, P. Neumeyer, and Aldermen regarding the concerns over the

notification area and process. It was suggested by Ald. J. Wiezbiskie that this be brought to the Plan Commission as an agenda item in the future.

A motion was made by Ald. J. Wiezbiskie and seconded by T. Duckett to approve the rezoning of a portion of land in the 1200 Block of South Webster Avenue from Low Density Residential (R1) to Varied Density Residential (R3). Motion carried. (M. Conard – abstained)

After the motion was made, S. Bremer requested that Planning staff pay attention to the aesthetic and appropriateness to the neighborhood in regards to the review of the site plan.

**INFORMATIONAL:**

**OTHER:**

Director's Update on Council Actions

K. Vonck reported the following information:

- All items reported to Council from the previous Plan Commission were approved.

**SUBMITTED PETITIONS: (for informational purposes only)**

A motion was made by T. Duckett and seconded by S. Bremer to adjourn. Motion carried.

Meeting adjourned at 7:22 p.m.